Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	12/200 GORDONS ROAD SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$555,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$549,000	Property type	Unit	Suburb	South Morang
Period-from	01 Dec 2023	to	30 Nov 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12/194 GORDONS ROAD SOUTH MORANG VIC 3752	$568,000	05-Oct-24
1/7 KUMARA CIRCUIT SOUTH MORANG VIC 3752	$585,000	11-Nov-24
42 GORDONS ROAD SOUTH MORANG VIC 3752	$555,000	24-Jul-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 December 2024

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12/194 GORDONS ROAD SOUTH MORANG VIC 3752

3 2 1

Sold Price **$568,000** Sold Date **05-Oct-24**

Distance **0.04km**



1/7 KUMARA CIRCUIT SOUTH MORANG VIC 3752

3 2 2

Sold Price RS **$585,000** Sold Date **11-Nov-24**

Distance **0.44km**



42 GORDONS ROAD SOUTH MORANG VIC 3752

3 2 1

Sold Price **$555,000** Sold Date **24-Jul-24**

Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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